

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JANUARY 17, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

VARIANCE

VAR-17998 - PUBLIC HEARING - APPLICANT: LASCAL CORPORATION - OWNER: MARIA FERRA - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 23 SPACES ARE REQUIRED FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH on 0.52 acres at 4717 West Charleston Boulevard (APN 162-06-102-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (5-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**RECOMMENDATION:**

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 12-21-06 Planning Commission Meeting Item 6

Motion made by LOIS TARKANIAN to Approve Subject to Conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LAWRENCE WEEKLY, LARRY BROWN, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Item 88 [VAR-17998] and Item 89 [SDR-17999].

RON LABAR, Labar Architecture, 458 West 15th Avenue, Spokane, Washington, appeared on behalf of the applicant. They are proposing to tear down the existing Taco Bell at Charleston Boulevard and Decatur Boulevard and replace with a newer, smaller building. Originally they wanted to remodel the restaurant, but found out through the permit process that they would have

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to dedicate a 10 foot right-of-way along Decatur Boulevard for a right-turn lane. By doing that, the existing site would not be feasible to use. They have worked with the Nevada Department of Transportation (NDOT) to address traffic concerns. The building will meet the needs for this area.

MAYOR GOODMAN pointed out that this particular location was one of the most successful Taco Bell locations in the world. MR. LABAR added that it still does well, particularly with the super center.

COUNCILWOMAN TARKANIAN stated she is looking forward to the new Taco Bell.

MAYOR GOODMAN declared the Public Hearing closed for Item 88 [VAR-17998] and Item 89 [SDR-17999].

